

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 13, 2012 (6PM)
AGENDA

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 12+% below budget thru end of last month

Res. Expenditures for last month: all for dry rot repair by Seaview for painting prep

Landscape recommendations & proposals:

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

1. Exercise Room equipment & cleaning of floor
2. Cleaning service – scope of work/specifications
3. List of dry rot repair for Sea View: prepping for paint; 7636 #360/361 (to be done with ext painting)
4. Pool fence
5. Pagoda lights (261+);
6. Sauna Rm, door, heater
7. Exterior Painting by Affordable \$240,240
8. Walkway repair

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

1. Request for new front door & slider (#356)
2. Distribution of violation notices / Fine Policy
3. Emails
4. Gutter Cleaning bids (current schedule 5x a year: Nov, Dec, Feb, Apr, Jul)
5. Storage on patios & balconies
6. Pool shower area; camera at pool?
7. Possible policy on: abandoned vehicles; exterior modifications & doors;
8. Recording liens
9. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 5
- Bankruptcy / Foreclosure / Small Claims / Write off
- By-Laws & CC&R's – rental

8. ADJOURNMENT (Scheduled meeting – 10/25/12 @ 6PM at 7610 Hollister, Meeting Rm)

egagenda.doc

Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: jamesn@bartlein.com